

Project Details	
BRE Registration:	BREEAM-0077-7201
Project Number:	BR0088
Assessment Type:	Industrial (Shell & Core)
BREEAM Target:	Very Good

Issue No.	008
Issue Date:	18/02/2021

	Score %	BREEAM Standard
Targeted	64.88%	Very Good (≥55%)
Potential	64.88%	Very Good (≥55%)
Design Stage Achieved	42.64%	N/A
Minimum Standards Achieved		Very Good

Project / Design Team:	
RULA	Rula Developments (Client)
FLJ	Fox Lloyd Jones (Project Manager)
AJA	AJA Architects (Architect)
AG (M)	Anderson Green (Mechanical Engineer) / MechFS
AG (E)	Anderson Green (Electrical Engineer) / MechFS
BWB	BWB Consulting (Civil/Structural Engineer)
ACO	TBC (Acoustician)
SP	Surface Property (Ecologist)
AG	Anderson Green (BREEAM Consultant)
GMI	GMI Construction (Main Contractor)

	Preparation and Brief (RIBA Stage 1) dependent credits
	Concept Design (RIBA Stage 2) dependent credits
	Developed Design (RIBA Stage 3) dependent credits
	Technical Design (RIBA Stage 4) dependent credits
	Construction, Handover & Close Out (RIBA Stages 5 & 6) dependent credits

(M) Mandatory Minimum standards for BREEAM Very Good

CREDIT	ACTION	EVIDENCE REQUIRED	CREDITS					Comments
			Credits Available	Credits Attempted	Potential Credit Options	Design Stage Achieved		
Management								
Man 01 - Project Brief and Design	FLJ / AJA	Project Delivery Planning 1. Please provide a copy of the consultation plan setting out the process and scope of the consultation. Roles, responsibilities and contributions for each of the key phases (RIBA Stages 3-7) must be identified prior to the completion of the Concept Design (RIBA Stage 2) . 2. Consultation must be carried out with the project delivery stakeholders (i.e. client, building occupier, design team and principal contractor) and demonstrated by meeting minutes, construction programme, responsibilities schedule, relevant sections/clauses of the building specification/contract etc. 3. In defining the roles and responsibilities for each key phases, the following must be considered: a. End user requirements b. Aims of the design and design strategy c. Particular installation and construction requirements/limitations d. Occupiers budget and technical expertise in maintaining any proposed systems e. Maintainability and adaptability of the proposals f. Operational energy g. Requirements for the production of project and end user documentation h. Requirements for commissioning, training and aftercare support. 4. Evidence must be provided to demonstrate how the project delivery stakeholder contributions and the outcomes of the consultation process have influenced or changed the Initial Project Brief, including if appropriate, the Project Execution Plan, Communication Strategy, and the Concept Design.	1	1				Please use the template provided on 17/09/20 to demonstrate compliance and provide supporting evidence.
	n/a	Stakeholder Consultation (interested parties) This credit has not been targeted.	1	0	0	0		
	n/a	Pre-requisite (BREEAM AP) Credit achieved at Concept Design (RIBA Stage 2).	-	-		-		
	n/a	BREEAM AP (Concept Design) Credit achieved at Concept Design (RIBA Stage 2).	1	1		1		
	GMI / MFS	BREEAM AP (Developed Design) 1. Please provide evidence to demonstrate the involvement of a BREEAM AP throughout the Developed Design (RIBA Stage 3) , to monitor progress against the performance targets, identify risks and opportunities related to the achievement of the agreed targets, provide feedback to the project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets, and monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.	1	1				Copies of early stage pre-assessments provided.
Man 02 - Life Cycle Cost and Service Life Planning	n/a	Elemental Life Cycle Cost (LCC) This credit has not been targeted.	2	0	0	0		
	n/a	Component Level LCC Plan This credit has not been targeted.	1	0	0	0		
	n/a	Capital Cost Reporting Credit achieved at Design stage.	1	1		1		
Man 03 - Responsible Construction Practices	n/a	Pre-requisite (legally harvested and traded timber) Credit achieved at Design stage.	-	-		-		Received letter of intent on 09/02/21.
	n/a	Environmental Management Credit achieved at Design stage.	1	1		1		Received information on 25/01/21 and 09/02/21.
	GMI / MFS	Pre-requisite (BREEAM AP) 1. Please provide evidence to demonstrate that the BREEAM performance target has been formally agreed between the client and the contractor.	-	-				MFS to provide evidence.
	GMI / MFS	BREEAM AP (site) 1. Please provide evidence to demonstrate the involvement of a BREEAM AP throughout the Construction, Handover and Close Out Stages (RIBA Stages 5 & 6) , to assist in achieving, and if possible going beyond the design intent, to maximise the project's performance against the agreed performance targets, monitor progress against the agreed performance targets, identify risks and opportunities related to the achievement of the agreed targets, provide feedback to the constructors and project team as appropriate, to support them in taking corrective actions and achieving their agreed performance targets, and monitor and, where relevant, coordinate the generation of appropriate evidence by the project team.	1	1				MFS to confirm the BREEAM AP's credentials and provide evidence.
	n/a	Responsible Construction Management Ene 04 - Low Carbon Design	2	2		2		
	n/a	Monitoring of Construction Site Impacts Energy and Water Consumption (first credit) Credit achieved at Design stage. Transport of Construction Materials and Waste (second credit) Credit achieved at Design stage.	2	2		2		Received letter of intent on 09/02/21.
Man 04 - Commissioning and Handover (M) One credit (commissioning-test schedule and responsibilities) Handover (Building User Guide)	GMI / MFS	Commissioning and Testing Schedule and Responsibilities 1. Please provide a copy of the commissioning schedule that identifies a suitable timescale for commissioning and re-commissioning of all complex and non-complex building services and control systems and testing and inspecting building fabric. The schedule must identify the appropriate standards that all commissioning activities will be conducted in accordance with, such as Building Regulations, BSRIA and CIBSE guidelines. 2. Please provide relevant sections/clauses of the building specification/contract and/or a formal letter confirming the commissioning procedures for the BMS (where applicable). 3. Please provide a formal letter confirming the appointment of appropriate project team member to monitor and programme pre-commissioning, commissioning and testing and, where necessary, re-commissioning activities on behalf of the client. 4. Please provide a copy of the programme of works confirming that commissioning has been accounted for.	1	1				Commissioning testing schedule and responsibilities / design and preparation is applicable according to the scope of services being specified or installed.
	GMI / AG (M) / AG (E)	Commissioning Design and Preparation 1. Please provide relevant sections/clauses of the building specification/contract and/or a letter of appointment confirming the responsibilities of the specialist commissioning manager for the complex building services and systems.	1	1				GMI to confirm if there are any complex building services and systems (such as air-conditioning /ventilation, BMS, renewable energy sources) which require involvement of a specialist commissioning manager.
	GMI	Testing and Inspecting Building Fabric 1. Please provide a formal letter confirming the appointment of a suitably qualified professional to complete post-construction testing and inspection (thermography surveys and airtightness testing) in accordance with the appropriate standard. 2. Please provide a formal letter confirming that any defects identified during post-construction testing and inspection will be rectified, prior to building handover, to the required performance characteristics for the building or element as defined at the design stage.	1	1				Please confirm compliance using the template letter issued on 09/02/21.
	GMI	Handover 1. Please provide relevant sections/clauses of the building specification/contract and/or a formal letter of commitment confirming the requirement to develop two compliant Building User Guides for the following users: a A non-technical user guide for distribution to the building occupiers b A technical user guide for the premises facilities managers. 2. Please provide relevant sections/clauses of the building specification/contract and/or a formal letter of commitment confirming the requirement to develop two training schedules, timed appropriately around handover and proposed occupation plans, for the following users: a A non-technical training schedule for the building occupiers. b A technical training schedule for the premises facilities managers.	1	1				The guides and training schedules include, as far as possible, all relevant sections regarding the services and fabric installed. On completion of works the building owner, agent or user hands it over to the fit-out contractor, who can then complete the relevant sections based on the fit-out strategy. Received letter of intent relating to BUG on 09/02/21. Please confirm compliant training schedules will be provided, templates issued on 09/02/21.
Section Weighting:			18	14	0	7		
Credit Weighting:			11.00%	8.56%	0.00%	4.28%		

Health and Wellbeing							
Hea 01 - Visual Comfort	n/a	<i>Daylighting</i> Credit achieved at Design stage.	1	1		1	Received on 10/02/21.
	n/a	<i>View Out</i> Credit achieved at Design stage.	1	1		1	
	MFS	Internal and External Lighting Levels, Zoning and Control 1. Please provide relevant sections/clauses of the building specification/contract and/or a formal letter confirming that all external lighting in accordance with BS 5489-1: 2013 Code for the practice for the design of road lighting - Lighting of roads and public amenity areas and BS EN 12464-2: 2014 Light and lighting - Lighting of workplaces - Part 2: Outdoor workplaces.	1	1			Please note that this credit only covers external lighting for Shell and Core buildings. MFS to confirm compliance with BE EN 12464-2: 2014.
Hea 02 - Indoor Air Quality	GMI	Pre-requisite (indoor air quality plan) 1. Please provide a copy of the indoor air quality plan. The indoor air quality plan must consider the minimum BREEAM content, as outlined in GN06.	-	-			Please confirm who will be providing the Indoor Air Quality Plan and forward a copy. Copy of GN06 issued on 17/09/20.
	AG (M) / MFS	Ventilation 1. Please provide relevant sections/clauses of the building specification/contract and design drawings demonstrating that fresh air into the building is designed in accordance with the criteria of the relevant standard for ventilation.	1	1			This credit will be awarded when the pre-requisite above is provided (received drawings on 10/02/21).
Hea 04 - Thermal Comfort	n/a	<i>Thermal Modelling</i> Credit achieved at Design stage.	1	1		1	Received on 10/02/21.
	n/a	<i>Design for Future Thermal Comfort</i> Credit achieved at Design stage.	1	1		1	Received on 10/02/21.
Hea 05 - Acoustic Performance	ACO / AJA / GMI	Acoustic Performance 1. Please provide a formal letter of appointment or other confirmation demonstrating when the acoustician was appointed. 2. Please provide evidence to confirm that the acoustician is 'suitably qualified' in line with the BREEAM criteria. 3. Please provide a copy of the acousticians report demonstrating compliance with appropriate acoustic performance standards and testing requirements for indoor ambient noise levels. 4. Please provide relevant sections/clauses of the building specification/contract and/or a formal letter confirming that a programme of pre-completion testing will be carried out by a compliant test body in accordance with the relevant acoustic testing and measurement procedures.	1	1			This credit is added based on discussions at the meeting held on 10/09/20.
Hea 06 - Security	n/a	<i>Security of Site and Building</i> This credit has not been targeted.	1	0	0	0	
Hea 07 - Safe and Healthy Surroundings	n/a	<i>Safe Access:</i> Credit achieved at Design stage. <i>Outside Space:</i> Credit achieved at Design stage.	2	2		2	
Section Weighting:			8.00%	10	9	0	6
Credit Weighting:			0.80%	8.00%	7.20%	0.00%	4.80%
Energy							
Ene 01 - Reduction of Energy Use and Carbon Emissions	n/a	<i>Energy Performance</i> Credit achieved at Design stage.	9	2		2	
	GMI / AG (E) / MFS	Prediction of Operational Energy Consumption Pre-requisite 1. Please provide evidence to confirm that relevant members of the design team held a preliminary design workshop focusing on operational energy performance. Energy Modelling and Reporting 1. Please provide outputs during the design and post construction stages, confirming the predicted operational energy consumption figures, and report predicted energy consumption targets by end use, design assumptions and input data. 2. Please provide a copy of a risk assessment highlighting any significant design, technical, and process risks that should be monitored and managed throughout the construction and commissioning process.	4	4			MFS to provide a copy of Prediction of Operational Energy Consumption report. For the energy modelling, if the building services efficiencies and performance specifications are not known (i.e. they are not within the remit of the shell and core developer and will be provided as part of the fit-out works), services complying with the minimum energy efficiency standards or backstop levels required by the relevant national building regulations should be used.
Ene 02 - Energy Monitoring (M) One credit (First sub-metering credit)	AG (M) / AG (E) / MFS	Sub-metering of End Use Categories 1. Please provide relevant sections/clauses of the building specification/contract and design drawings demonstrating the proposed metering strategy. Energy metering systems must be installed to enable at least 90% of the estimated annual energy consumption of each fuel to be assigned to the various end use categories (i.e. space heating, domestic hot water, humidification, cooling, ventilation (major fans), pumps, lighting, small power, renewable or low carbon systems, controls and other major energy consuming systems/plant, where appropriate). 2. Please provide details of the energy monitoring and management system. 3. Please provide formal written confirmation that the end energy consuming uses will be identifiable to the building users i.e. through labelling or data outputs.	1	1			MFS to provide construction stage schematic and confirm that at least 90% of the estimated annual energy consumption of each fuel is assigned to the various end use categories and provide details of BMS and labelling (including renewables).
	AG (M) / AG (E) / MFS	Sub-metering of High Energy Load and Tenancy Areas 1. Please provide relevant sections/clauses of the building specification/contract and design drawings demonstrating the proposed metering strategy. Energy metering systems must be installed to enable at least 90% of the estimated annual energy supply to be monitored per tenancy/function area (types of energy include electricity, gas, heat or other forms of energy or fuel that are consumed in each relevant area). 2. Please provide details of the energy monitoring and management system. 3. Please provide formal written confirmation that the end energy consuming uses will be identifiable to the building users i.e. through labelling or data outputs.	1	1			Meters must be installed on the energy supply to each separate tenanted unit or floor plate within the assessed development.
Ene 03 - External Lighting	AG (M) / AG (E) / MFS	External Lighting 1. Please provide relevant sections/clauses of the building specification/contract and design drawings demonstrating the proposed external lighting strategy, confirming that all external lighting is automatically controlled to prevent operation during daylight hours, with presence detection in areas of intermittent pedestrian traffic. 2. Please provide manufacturer's datasheets confirming the lamp lumens and circuit Watt for each fitting, confirming an average luminous efficacy of not less than 70 lumens per circuit Watt.	1	1			MFS to confirm average luminous efficacy of 70 lumens per circuit Watt and inclusion of photocell and time switch.
Ene 04 - Low Carbon Design	n/a	<i>Passive Design</i> <i>Passive Design Analysis (first credit)</i> Credit achieved at Design stage.	2	2		2	Received on 10/02/21 confirming one additional credit (free cooling) is achieved.
	n/a	<i>Free Cooling (second credit)</i> Credit achieved at Design stage.					
	n/a	<i>Low and Zero Carbon Technologies</i> Credit achieved at Design stage.	1	1		1	Received on 10/02/21.
	n/a	<i>Energy Consumption</i> Credit achieved at Design stage.	1	1		1	Received compliance document on 08/02/21 (Orona 23/09/20).
Ene 06 - Energy Efficient Transport Systems	n/a	<i>Energy Efficient Features</i> Lifts (one credit) Credit achieved at Design stage.	1	1		1	
Section Weighting:			14.00%	21	14	0	7
Credit Weighting:			0.67%	14.00%	9.33%	0.00%	4.67%

Transport							
Tra 01 - Transport Assessment and Travel Plan	n/a	Travel Plan Credit achieved at Design stage.	2	2		2	Received a copy of Travel Plan on 02/02/21, access statement on 10/02/21, and further information on 18/02/21.
Tra 02 - Sustainable Transport Measures	n/a	Transport Options Implementation Credit achieved at Design stage.	10	5		5	
Section Weighting:			11.50%	12	7	0	7
Credit Weighting:			0.96%	11.50%	6.71%	0.00%	6.71%
Water							
Wat 01 - Water Consumption (M) One credit	n/a	Water Consumption Credit achieved at Design stage.	5	3		3	
Wat 02 - Water Monitoring (M) Criterion 1 only (Specify a water meter on the mains water supply to each building)	n/a	Water Monitoring Credit achieved at Design stage.	1	1		1	
Wat 03 - Water Leak Detection and Prevention	n/a	Leak Detection System Credit achieved at Design stage.	1	1		1	
	n/a	Flow Control Devices Credit achieved at Design stage.	1	1		1	
Section Weighting:			7.00%	8	6	0	6
Credit Weighting:			0.88%	7.00%	5.25%	0.00%	5.25%
Materials							
Mat 01 - Environmental Impacts from Construction Products - Building Life Cycle Assessment (LCA)	n/a	Superstructure This credit has not been targeted.	6	0	0	0	
	n/a	Substructure and Hard Landscaping Options Appraisal This credit has not been targeted.	1	0	0	0	
Mat 02 - Environmental Impacts from Construction Products - Environmental Product Declarations (EPD)	n/a	Specification of Products with a Recognised Environmental Product Declaration (EPD) This credit has not been targeted.	1	0	0	0	
Mat 03 - Responsible Sourcing of Materials (M)	n/a	Pre-requisite (legally harvested and traded timber) Credit achieved at Design stage.	-	-		-	Received letter of intent on 09/02/21.
	GMI	Enabling Sustainable Procurement 1. Please provide a copy of the sustainable procurement plan, which has been produced during Concept Design (RIBA Stage 2), and includes sustainability aims, objectives and strategic targets to guide specification towards sustainable construction products.	1	1			Received a copy of GMI's sustainability policy statement on 09/02/21. Please provide copies of GMI's sustainable procurement policies that include a requirement for assessing the potential to procure construction products locally and details of procedures in place to check and verify the effective implementation of the sustainable procurement plan.
	n/a	Measuring Responsible Sourcing Credit achieved at Design stage.	3	1		1	Received letter of intent on 09/02/21. Please provide relevant responsible sourcing evidence (such as FSC, PEFC, BES6001, EMS etc.) for all relevant materials at completion.
Mat 05 - Designing for Durability and Resilience	AJA	Protecting Vulnerable Parts of the Building from Damage 1. Please provide design drawings illustrating the vulnerable areas/parts of the building and the durability measures specified to reduce damage to the building's fabric or materials in case of accidental or malicious damage. Protecting Exposed Parts of the Building from Material Degradation 1. Please provide evidence confirming the applicable building elements appropriate to the building and the environmental factors likely to cause material degradation effects in the identified applicable materials. 2. Please provide relevant sections/clauses of the building specification/contract and/or design drawings confirming the elements/products achieving an appropriate quality or durability standard or design guide, as outlined in Table 9.14 of the BREEAM NC 2018 scheme guidance, or a copy of a detailed assessment of the element's resilience when exposed to the applicable material degradation and environmental factors. 3. Please provide relevant sections/clauses of the building specification/contract and/or design drawings demonstrating that convenient access to the roof and façade for cost-effective cleaning, replacement and repair has been included in the design, and that the roof and façade has been designed to prevent water damage, ingress and detrimental ponding.	1	1			AJA to confirm compliance with the requirement to protect the exposed parts of the building (this can be demonstrated using the schedule provided on 18/09/20).
Mat 06 - Material Efficiency	AJA / GMI	Material Efficiency 1. Please provide details of targets, opportunities and methods reported during each RIBA Stage (1-5) to optimise the use of materials, following the material efficiency strategy outlined in Table 9.15 of the BREEAM NC 2018 scheme guidance. 2. Please provide details of material efficiency measures implemented during the Developed Design (RIBA Stage 3), Technical Design (RIBA Stage 4) and Construction (RIBA Stage 5). 3. Please provide details of the targets and actual material efficiencies achieved.	1	1			GMI to set targets and report on opportunities to optimise the use of materials; record the implementation of material efficiency and report the targets and actual material efficiencies achieved (stage 5).
Section Weighting:			17.50%	14	4	0	1
Credit Weighting:			1.25%	17.50%	5.00%	0.00%	1.25%
Waste							
Wst 01 - Construction Waste Management	n/a	Construction Resource Efficiency Credit achieved at Design stage.	3	2		2	Received letter of intent on 09/02/21.
	n/a	Diversion of Resources from Landfill Credit achieved at Design stage.	1	1		1	Received letter of intent on 09/02/21.
Wst 02 - Use of Recycled and Sustainably Sourced Aggregates	n/a	Pre-requisite This credit has not been targeted.	-	0	0	0	
	n/a	Project Sustainable Aggregate Points This credit has not been targeted.	1	0	0	0	
Wst 03 - Operational Waste	n/a	Operational Waste Credit achieved at Design stage.	1	1		1	Please note that the maximum of 10 m2 of space required for the storage of recyclable waste, should be in addition to any space provided for general waste (KBKN0942).
Wst 05 - Adaptation to Climate Change	AJA / BWB	Resilience of Structure, Fabric, Building Services and Renewables Installation 1. Please provide a copy of the climate change adaptation strategy appraisal, developed during Concept Design (RIBA Stage 2), which identifies the impact of expected extreme weather conditions arising from climate change on the building over its projected life cycle, and covers the installation of building services and renewable systems, as well as structural and fabric resilience aspects in line with the BREEAM methodology. 2. Please provide an updated appraisal during Technical Design (RIBA Stage 4) demonstrating how the recommendations or solutions proposed at Concept Design have been implemented where practical and cost effective, with any omissions justified in writing.	1	1			AJA to provide a report covering a risk assessment to identify the impact of expected extreme weather conditions (e.g. flood) and develop recommendations at Concept Design. The assessment should cover the installation of building services and renewable systems, as well as structural and fabric resilience aspects and includes: 1.a.i Hazard identification 1.a.ii Hazard assessment 1.a.iii Risk estimation 1.a.iv Risk evaluation 1.a.v Risk management. Additional information issued on 18/09/20.
Wst 06 - Functional Adaptability	n/a	Design for Disassembly and Functional Adaptability - Recommendations Credit achieved at Design stage.	1	1		1	
	n/a	Disassembly and Functional Adaptability – Implementation Credit achieved at Design stage.	1	1		1	
Section Weighting:			7.00%	9	7	0	6
Credit Weighting:			0.78%	7.00%	5.44%	0.00%	4.67%

Land Use and Ecology							
LE 01 - Site Selection	n/a	<i>Previously Occupied Land</i> This credit has not been targeted.	1	0	0	0	
	n/a	<i>Contaminated Land</i> This credit has not been targeted.	1	0	0	0	
LE 02 - Identifying and Understanding the Risks and Opportunities	n/a	<i>Pre-requisite (assessment route selection)</i> Credit achieved at Design stage.	-	-		-	
	n/a	<i>Survey and Evaluation</i> Credit achieved at Design stage.	1	1		1	
	n/a	<i>Determining the Ecological Outcomes for the Site</i> Credit achieved at Design stage.	1	1		1	
LE 03 - Managing Negative Impacts on Ecology	SP / GMI	Pre-requisite (identification and understanding the risks and opportunities for the site) 1. Evidence is as per LE 02, which must be achieved in order to achieve this credit.	-	-		-	
		Planning, Liaison, Implementation and Data 1. Please provide details of defined roles and responsibilities for managing negative impacts on the ecology at an early enough stage to influence the Preparation and Brief (RIBA Stage 1) or Concept Design (RIBA Stage 2). 2. Please provide details of the potential impact of site preparation and construction works on ecology at an early project stage, and details of the proposed solutions and selected measures to be implemented during site preparation and construction works through liaison with representative stakeholders.	1	1			GMI to confirm compliance with ecologist's recommendations.
		Managing Negative Impacts of the Project 1. Please provide details of how site preparation and construction works have been managed according to the BREEAM hierarchy, and details of the impact on the ecological value of the site.	2	1			GMI to confirm compliance with ecologist's recommendations.
LE 04 - Change and Enhancement of Ecological Value	SP	Pre-requisite (managing negative impacts on ecology) 1. Evidence as per LE 03 (planning, liaison, implementation and data), and confirmation that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	-	-		-	
	SP	Liaison, Implementation and Data Collation 1. Please provide details, through liaison with representative stakeholders, of the solutions and measures selected in a way that enhances ecological value either onsite or off site within the zone of influence. 2. Please provide evidence to confirm that data collated is provided to the local environmental records centres nearest to, or relevant for, the site.	1	1		1	
	SP / GMI	Change and Enhancement of Ecology 1. Please provide calculations confirming the change in ecological value occurring as a result of the project, in accordance with the process set out in GN36.	3	2			GMI to confirm compliance with ecologist's recommendations. Two credits: no net loss of ecological value (percentage score of 95-104)
LE 05 - Long Term Ecology Management and Maintenance	SP	Pre-requisite (roles and responsibilities, implementation, statutory obligations) 1. Evidence as per LE 03 (planning, liaison, implementation and data), at least one credit under LE 04 for 'Change and Enhancement of Ecology' has been awarded, and confirmation that compliance is monitored against all relevant UK and EU or international legislation relating to the ecology of the site.	-	-		-	
	SP	Planning, Liaison, Data, Monitoring and Review Management and Maintenance 1. Please provide details of the effectiveness with which the plans for LE 03 & LE 04 are implemented, through liaison with representative stakeholders. 2. Please provide details of monitoring and reporting of the ecological outcomes for site implemented at the design and construction stage, and maintenance arrangements for the ecological value of the site. 3. Please provide evidence to confirm that a section on Ecology and Biodiversity has been provided as part of the tenant or building owner information supplied in order to inform the owner or occupant of local ecological features, value and biodiversity on or near the site. 4. Please provide a copy of the landscape and habitat management plan which has been updated to support maintenance of the ecological value of the site.	1	1		1	
	SP	Landscape and Ecology Management Plan (or similar) Development 1. Please provide a copy of the landscape and ecology management plan, which has been developed in accordance with BS 42020: 2013 Section 11.1, covering as a minimum the first five years after project completion, and includes the minimum BREEAM content.	1	1		1	
Section Weighting:			15.00%	13	9	0	5
Credit Weighting:			1.15%	15.00%	10.38%	0.00%	5.77%
Pollution							
Pol 01 - Impact of Refrigerants	n/a	Pre-requisite (system compliance) Criteria achieved at Design stage.	-	-			
	n/a	Impact of Refrigerant Credit achieved at Design stage.	2	1		1	
	n/a	Leak Detection Credit achieved at Design stage.	1	1		1	
Pol 02 - Local Air Quality	n/a	Local Air Quality This credit has not been targeted.	2	0	0	0	
Pol 03 - Flood and Surface Water Management	n/a	Pre-requisite Criteria achieved at Design stage.	-	-		-	Received GN38 and supporting evidence on 03/02/21.
	n/a	Flood Resilience Credit achieved at Design stage.	2	2		2	Two credits: low flood risk
	n/a	Surface Water Run-Off (rate) Credit achieved at Design stage.	1	1		1	
	n/a	Surface Water Run-Off (volume) Credit achieved at Design stage.	1	1		1	
	n/a	Minimising Watercourse Pollution Credit achieved at Design stage.	1	1		1	
Pol 04 - Reduction of Night Time Light Pollution	AG (E) / MFS	Reduction of Night Time Light Pollution 1. Please provide relevant sections/clauses of the building specification/contract and/or a formal letter confirming that all external lighting has been designed in compliance with Table 2 of the ILP Guidance notes for the reduction of obtrusive light, 2011 and all external lighting is automatically switched off between 23.00 and 07.00, except where safety and security lighting is provided and will be used between 23.00 and 07.00, this part of the lighting system complies with the lower levels of lighting recommended during these hours in Table 2 of the ILP Guidance notes (or provides these lower levels at all times). 2. Please provide formal written confirmation that there are no illuminated advertisements specified as part of the development.	1	1			MFS to confirm compliance with requirements.
Pol 05 - Reduction of Noise Pollution	n/a	Reduction of Noise Pollution This credit has not been targeted.	1	0	0	0	
Section Weighting:			9.00%	12	8	0	7
Credit Weighting:			0.75%	9.00%	6.00%	0.00%	5.25%
Innovation							
Man 03 - Responsible Construction Practices	GMI	Responsible Construction Management 1. Please provide relevant sections/clauses of the building specification/contract and/or a formal letter confirming the requirement for the principal contractor to achieve items outlined in Table 4.1 of the BREEAM NC 2018 scheme guidance.	1	1			Compliance requires evidence that all the relevant fleet operators (including all commercial fleet vehicles) have the relevant training.
Hea 01 - Visual Comfort	n/a	Daylighting 1. Please provide daylight calculations to confirm that all relevant building areas meet exemplary daylight factors and the relevant criteria as outlined in Table 5.8, or exemplary average and minimum point daylight illuminance criteria in Table 5.9 of the BREEAM NC 2018 scheme guidance.	1	0	0	0	
	n/a	Internal and External Lighting Levels, Zoning and Control 1. Please provide relevant sections/clauses of the building specification/contract and/or a formal letter confirming that lighting in each zone can be manually dimmed by occupants down to 20% of the maximum light output using dimmer switches positioned in accessible locations.	1	0	0	0	
Hea 06 - Security	n/a	Security of Site and Building 1. Please provide evidence to confirm that a compliant risk based security rating scheme has been used, and the performance against the scheme has been confirmed by independent assessment and verification.	1	0	0	0	
LE 04 - Change and Enhancement of Ecological Value	n/a	Change and Enhancement of Ecology 1. Please provide calculations confirming the change in ecological value occurring as a result of the project, in accordance with the process set out in GN36.	1	0	0	0	
Section Weighting:			10.00%	10	1	0	0
Credit Weighting:			1.00%	10.00%	1.00%	0.00%	0.00%